

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION

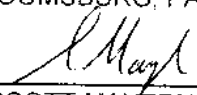
vs.

MARVIN HUGHES (et al.)

Case Number
2013CV700

SHERIFF'S RETURN OF SERVICE

05/05/2014 10:05 AM - DEPUTY SCOTT MAYERNICK, BEING DULY SWORN ACCORDING TO LAW, STATES SERVICE WAS PERFORMED BY POSTING A TRUE COPY OF THE REQUESTED HANDBILL UPON THE REAL ESTATE LOCATED AT 825 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815.


SCOTT MAYERNICK, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

May 06, 2014

Affirmed and subscribed to before me this

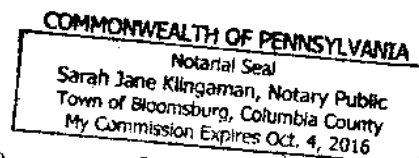
6TH

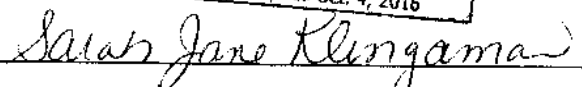
day of

MAY

2014

NOTARY





Plaintiff Attorney: KAPLIN, STEWART, MELOFF, REITER & STEIN P.C., 910 HARVEST DRIVE, BLUE BELL, PA 19422

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Posting - Sale Bill

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: SHERIFF'S SALE BILL

Serve To:

Name: (POSTING)

Primary Address: 825 LIGHTSTREET ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

(POSTING)

2013CV700

825 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

MUNICIPAL AUTHORITY OF THE TOWN OF BLOOMSBURG

Town Hall 301 E Second Street Bloomsburg PA 17815
570.784.5422 570.784.1518 fax bloomsburpa.org

April 10, 2014

Tim Chamberlain
Sheriff of Columbia County
Columbia County Court House
P. O. Box 380
Bloomsburg PA 17815

RE: Hughes, Marvin & Teresa Jean
825 Lightstreet Road
Bloomsburg PA 17815

DOCKET # 2013-CV-700
2014-ED-56

Dear Sheriff Chamberlain:

In response to your notification regarding the pending Sheriff's Sale on the referenced property, the Bloomsburg Municipal Authority would like to inform you of a claim it holds against 825 Lightstreet Road, Apartments A, B, C, D, E and F for unpaid sewer charges totaling \$11,614.98.

Thank you for informing the Municipal Authority office of this matter. If you require any further information, please contact me at 784-5422, ext. 112.

Sincerely,


Amber Kenney
Office Manager

Board of Directors:	Thomas Evans, Chairman	Andrew Keister, Vice Chairman
	Claude Renninger, Treasurer	Lawrence Mack W. Carey Howell

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

CAN Post!

Serve To:

Name: PATTY FOX

Primary Address: 825 LIGHTSTREET ROAD

APT E

BLOOMSBURG, PA 17815

Phone: DOB:

Alternate

Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · CERTIFIED

Adult In Charge:

Relation:

Date: 4-10-14

Time: 1:50

Deputy: 16

Mileage: 125.8

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. NO ONE LIVES HERE

2.

3.

4.

5.

6.

FOX, PATTY

2013CV700

325 LIGHTSTREET ROAD, APT E, BLOOMSBURG, PA 178 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SHERIFF'S RETURN OF SERVICE

04/08/2014 11:30 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE MARVIN HUGHES, WHO ACCEPTED AS "ADULT PERSON IN CHARGE" FOR TERESA HUGHES AT 825 LIGHT STREET ROAD, BLOOMSBURG, PA 17815.

MARTIN BOUDMAN, DEPUTY

SO ANSWERS,

TIMOTHY T. CHAMBERLAIN, SHERIFF

April 08, 2014

NOTARY

Affirmed and subscribed to before me this

8TH day of APRIL, 2014

Plaintiff Attorney: KAPLIN, STEWART, MELOFF, REITER & STEIN P.C., 910 HARVEST DRIVE, BLUE BELL, PA 19422

001 County State Sheriff's Office, Inc.

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SHERIFF'S RETURN OF SERVICE

04/08/2014 11:30 AM - DEPUTY MARTIN BOUDMAN, BEING DULY SWORN ACCORDING TO LAW, SERVED THE REQUESTED NOTICE OF SALE, WRIT OF EXECUTION AND DEBTOR'S RIGHTS BY "PERSONALLY" HANDING A TRUE COPY TO A PERSON REPRESENTING THEMSELVES TO BE THE DEFENDANT, TO WIT: MARVIN HUGHES AT 825 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815.


MARTIN BOUDMAN, DEPUTY

SO ANSWERS,


TIMOTHY T. CHAMBERLAIN, SHERIFF

April 08, 2014

NOTARY

Affirmed and subscribed to before me this

8TH day of APRIL, 2014

Plaintiff Attorney: KAPLIN, STEWART, MELOFF, REITER & STEIN P.C., 910 HARVEST DRIVE, BLUE BELL, PA 19422

Notary Public for the State of Pennsylvania

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: FNB BANK

Primary Address: 37-41 WEST MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge: Bridget Taylor

Relation: Senior Teller

Date: 4/8/14 Time: 1044

Deputy: 16 Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

FNB BANK

2013CV700

37-41 WEST MAIN STREET, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BEV CHEVESKY
Primary Address: 825 LIGHTSTREET ROAD
APT B
BLOOMSBURG, PA 17815
Phone: _____ DOB: _____

Alternate Address: _____

Phone: _____

Final Service:

Served: Personally - Adult In Charge - Posted - Other

Adult In Charge:

Relation:

Date:

4-8-14

Time:

1130

Deputy:

16

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone: _____

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CHEVESKY, BEV

2013CV700

325 LIGHTSTREET ROAD, APT B, BLOOMSBURG, PA 178 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: DAVE BROWN

Primary Address: 825 LIGHTSTREET ROAD
APT C
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge: BEN CLEVELY

Relation: FRIEND

Date: 4-8-14 Time: 1130

Deputy: 16 Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BROWN, DAVE

2013CV700

325 LIGHTSTREET ROAD, APT C, BLOOMSBURG, PA 178 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: MARK J HUGHES

Primary Address: 825 LIGHTSTREET RD
APT G
BLOOMSBURG, PA 17815

Phone: DOB: 01/25/1988

Alternate Address: 842 NEUFER HILL ROAD
BLOOMSBURG, PA 17815

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge:

MARVIN HUGHES

Relation:

Father

Date:

4-8-14

Time:

1130

Deputy:

16

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

HUGHES, MARK J

2013CV700

825 LIGHTSTREET RD, APT G, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice
Manner: < Not Specified > **Expires:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS
Zone:
Warrant:

Serve To:

Name: MARVIN HUGHES
Primary Address: 825 LIGHTSTREET ROAD
BLOOMSBURG, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other
Adult In Charge:
Relation:
Date: 4-8-14 **Time:** 1130
Deputy: 16 **Mileage:**

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST **Phone:**

Service Attempts:

Date:					
Time:					
Mileage:					
Deputy:					

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HUGHES, MARVIN

2013CV700

825 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: TERESA HUGHES
Primary Address: 825 LIGHTSTREET ROAD
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally ☒ Adult In Charge ☒ Posted ☐ Other ☐

Adult In Charge:

Relation:

Date:

Time:

Deputy:

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

HUGHES, TERESA

2013CV700

825 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: JOE ZOSH

Primary Address: 825 LIGHTSTREET ROAD
APT D
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

ANGIE CRANE

Relation:

LIVES IN APT D

Date:

4-8-14

Time:

1130

Deputy:

LC

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

ZOSH, JOE

2013CV700

325 LIGHTSTREET ROAD, APT D, BLOOMSBURG, PA 178 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: NEABEEO MOHAMMAD

Primary Address: 825 LIGHTSTREET ROAD

APT F
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

MOHAMMAD, NEABEEO

2013CV700

325 LIGHTSTREET ROAD, APT F, BLOOMSBURG, PA 178 NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice **Zone:**
Manner: < Not Specified > **Expires:**
Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS **Warrant:**

Serve To:

Name: Domestic Relations Office of Columbia Cou
Primary Address: 11 WEST MAIN STREET
 2ND FLOOR
 Bloomsburg, PA 17815
Phone: **DOB:**
Alternate Address:
Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other
Adult In Charge: Stephanie Stroup
Relation: Intake Clerk
Date: 4.8.14 **Time:** 10:49
Deputy: 16 **Mileage:**

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST **Phone:**

Service Attempts:

Date:	Time:	Mileage:	Deputy:

Service Attempt Notes:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

DOMESTIC RELATIONS OF

2013CV700

11 WEST MAIN STREET, 2ND FLOOR, BLOOMSBURG, P NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff



Earl D. Mordan, Jr.
Chief Deputy

PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Columbia County Tax Office

Primary Address: PO Box 380
Bloomsburg, PA 17815

Phone: 570-389-5649

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Debbie Miller

Relation:

Clerk

Date:

04/08/14

Time:

10:45

Deputy:

16

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

COLUMBIA COUNTY TAX C

2013CV700

PO BOX 380, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Zone:

Expires:

Warrant:

Serve To:

Name: DERR, PURSEL, LUSCHAS, & NORTON

Primary Address: C/O C. BRIAN CRANE, ESQ.

120 W MAIN STREET
BLOOMSBURG, PA 17815

Phone: DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge Posted Other

Adult In Charge:

Relation:

Date:

Deputy:

Time:

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST.

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

1.

2.

3.

4.

5.

6.

DERR, PURSEL, LUSCHAS

2013CV700

C/O C. BRIAN CRANE, ESQ., 120 W MAIN STREET, BLOOMSBURG, PA 17815

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Manner: < Not Specified >

Expires:

Zone:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: BLOOMSBURG SEWER

Primary Address: 2ND STREET

BLOOMSBURG, PA 17815

Phone:

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally Adult In Charge · Posted · Other

Adult In Charge:

Amber Kenney

Relation:

Amber Kenney

Date:

4-8-14

Time:

1:00

Deputy:

16

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

BLOOMSBURG SEWER

2013CV700

2ND STREET, BLOOMSBURG, PA 17815

NO EXPIRATION

SHERIFF'S OFFICE OF COLUMBIA COUNTY

Timothy T. Chamberlain
Sheriff

Earl D. Mordan, Jr.
Chief Deputy



PHILADELPHIA FEDERAL CREDIT UNION
vs.
MARVIN HUGHES (et al.)

Case Number
2013CV700

SERVICE COVER SHEET

Service Details:

Category: Real Estate Sale - Sale Notice

Zone:

Manner: < Not Specified >

Expires:

Warrant:

Notes: PLAINTIFF NOTICE OF SHERIFF'S SALE AND DEBTOR'S RIGHTS

Serve To:

Name: Mary F. Ward

Primary Address: 301 E Second Street, Town Hall
Bloomsburg, PA 17816

Phone: 570-784-1581

DOB:

Alternate Address:

Phone:

Final Service:

Served: Personally · Adult In Charge · Posted · Other

Adult In Charge:

MARY F WARD

Relation:

Tax Collector

Date:

04-08-14

Time:

1055

Deputy:

16

Mileage:

Attorney / Originator:

Name: KAPLIN, STEWART, MELOFF, REITER & ST

Phone:

Service Attempts:

Date:

Time:

Mileage:

Deputy:

Service Attempt Notes:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

WARD, MARY F.

2013CV700

01 E SECOND STREET, TOWN HALL, BLOOMSBURG, PA NO EXPIRATION

Document Receipt

Trans #	2487	Carrier / service:	USPS Server	First-Class Mail®	4/7/2014 12:00:00 AM
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Ship to:

TECHNICAL SUPPORT GROUP

INTERNAL REVENUE
SERVICE

600 ARCH STREET ROOM 3259

Tracking #: 71901140006000024850

Doc Ref #: 56ED2014

Postage 5 3400

PHILADELPHIA PA 19106

Document Receipt

Trans #	2486	Carrier / service	USPS Server	First-Class Mail®	4/7/2014 12:00:00 AM
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Ship to:

PHILADELPHIA DISTRICT OFFICE

US SMALL BUSINESS
ADMINISTRATION900 MARKET STREET 5TH FLOOR
ROBERT N. G. NIX FEDERAL BUILDING

Tracking #.	71901140006000024843
Doc Ref #.	56ED2014
Postage	5.3400

PHILADELPHIA PA 19107

Document Receipt

Trans #	2485	Carrier / service:	USPS Server	First-Class Mail®	4/7/2014 12:00:00 AM
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Ship to:

OFFICE OF F.A.I.R.	DEPARTMENT OF PUBLIC WELFARE
PO BOX 8016	Tracking # 71901140006000024836
	Doc Ref # 56ED2014
	Postage 5.3400
HARRISBURG PA 17105	

Document Receipt

Trans #	2484	Carrier / service:	USPS Server	First-Class Mail®	4/7/2014 12:00:00 AM
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DEPARTMENT OF REVENUE

COMMONWEALTH OF PA

DEPARTMENT 281230

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Document Receipt

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FNB BANK NA

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Tracking #: 71901140036000024812

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EAST PA 17520
PETERSBURG

REAL ESTATE OUTLINE

ED # 56-14

DATE RECEIVED 4-7-14
DOCKET AND INDEX 4-7-14

CHECK FOR PROPER INFO.

WRIT OF EXECUTION	<u>✓</u>	
COPY OF DESCRIPTION	<u>✓</u>	
WHEREABOUTS OF LKA	<u>✓</u>	
NON-MILITARY AFFIDAVIT	<u>✓</u>	
NOTICES OF SHERIFF SALE	<u>✓</u>	
WAIVER OF WATCHMAN	<u>✓</u>	
AFFIDAVIT OF LIENS LIST	<u>✓</u>	
CHECK FOR \$1,350.00 OR _____	<u>✓</u>	CK# <u>135057</u>

****IF ANY OF ABOVE IS MISSING DO NOT PROCEED****

SALE DATE 6-11-14 TIME _____

POSTING DATE _____

ADV. DATES FOR NEWSPAPER

1 ST WEEK	_____
2 ND WEEK	_____
3 RD WEEK	_____

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. 2013CV700

Issued out of the Court of Common Pleas of Columbia County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Columbia County Courthouse in the Town of Bloomsburg, County of Columbia, Commonwealth of Pennsylvania on:

WEDNESDAY, JUNE 11, 2014
AT 9:00 O'CLOCK A.M.

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

ALL THAT CERTAIN piece, parcel and tract of land situate in the Bloomsburg Floral Company's Addition in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at an iron pipe in the southwest corner of Lot No. 4 in said addition; THENCE South 39 degrees East 25 feet to the center line of the State Highways leading from Bloomsburg to Lightstreet;

THENCE by the center line of said State Highway, in a westerly direction 77.2 feet more or less, to a point in said center line;

THENCE North 39 degrees West 30 feet to an iron pipe; THENCE North 39 degrees West 125 feet to an iron pin in line of land formerly of J.C. Stradling and Elmer Bogart, trading and doing business under the name of Bloomsburg Floral Company; THENCE by the same North 64 degrees and 40 minutes East 77.2 feet to an iron pipe, the northwest corner of Lot No.4; THENCE by the western line of Lot No. 4, South 39 degrees East 115 feet to an iron pipe the place of BEGINNING. The lot herein conveyed is Lot No. 5 in said Addition. Upon which is erected a two-story frame dwelling house.

BEING the same premises which the First National Bank of Bloomsburg, Pennsylvania, by their deed dated February 15, 1941 and recorded in the office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Deed Book Vol. 118, at page 305, granted and conveyed unto Charles F. Walp Jr. and Frances Mck. Walp, his wife.

AND ALSO ALL that certain piece, parcel and lot of land situate in the town of Bloomsburg, County of Columbia and State of Pennsylvania bounded and described as follows, to-wit:

BEGINNING at an iron pin corner of Lanyon and Kahler lots, THENCE Northwardly 92 feet to an iron pin corner of Kahler and Bloomsburg Floral Company Properties; THENCE Southwestwardly 236 feet along the property of Bloomsburg Floral Company, to an iron pin, THENCE Eastwardly 85 feet to an iron pin, corner of Walp lot and Lot No. 6 of the First National Bank Plot; THENCE Northeastwardly 227 feet along line of Walp, Girton and Lanyon Lots to an iron pin, corner of Lanyon and Kahler lots, the place of BEGINNING.

BEING the same premises which J.C. Stradling, May H. Stradling, his Wife and Nellie Bogart; by their deed dated March 31, 1943 and recorded in the office of the Recorder of Deeds aforesaid, in Deed Book Vol. 121 at page 343, granted and conveyed unto Charles F. Walp, Jr. and Frances Mck Walp, his wife.

EXCEPTING and reserving from the above described tracts of land the following described piece, parcel or tract of land which was sold by Charles F. Walp, Jr., and Frances Mck. Walp, his wife, by their deed dated December 20, 1947 and recorded in the Office of the Recorder of Deeds aforesaid in Deed Book Vol. 135, at page 319, to William Steinbart and Eleanor G. Steinbart, his wife;

ALL THAT certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pin, northwest corner of Lot No. 3 of Bloomsburg Floral Company Addition as recorded in Map Book No. 1, page 596 in name of Marvin M. Hughes and Sonia Hughes, his wife, and running North 51 degrees East 75 feet to an iron pin; THENCE North 39 degrees West a distance of 92 feet to an iron pin; THENCE in a southwest direction 75 feet 6 inches, more or less along land of J.C. Stradling, trading as Bloomsburg Floral Company, to a point; THENCE South 39 degrees East a distance of 90 feet more or less, along other lands of Charles F. Walp, Jr., and Frances Mck. Walp, his wife, to an iron pin, the place of BEGINNING.

RESTRICTION; It is covenanted and agreed by the said Charles F. Walp, Jr., and Frances Mck. Walp, his wife, their heirs and assigns, that no buildings, porch or extension thereof shall be erected on the premises herein conveyed within 40 feet of a straight line drawn between two iron pipes, first herein above referred to.

BEING the same premises which Charles F. Walp, Jr., and Frances Mck. Walp, his wife, by their Deed dated August 7, 1953 and recorded in the Office of the Recorder of Deeds in Vol. 165, Page 223, granted and conveyed unto Marvin M. Hughes, and Sonia Hughes, his wife. The said Sonia Hughes, being deceased, thereby title to the property is vested in the husband, Marvin M. Hughes. Marvin M. Hughes remarried to Teresa Jean Hughes, the Grantors herein.

THIS CONVERSION is in order to create a tenancy by the entireties between husband and wife.

BEING the same premises which Marvin M. Hughes and Teresa Jean Hughes, his wife, by Deed dated August 14, 1985 and recorded August 15, 1985 in Columbia County in Record Book Volume 352 Page 587 conveyed unto Marvin M. Hughes and Teresa Jean Hughes, his wife, in fee.

PROPERTY ADDRESS: 825 LIGHTSTREET ROAD, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-10-028

Seized and taken into execution to be sold as the property of MARVIN HUGHES, TERESA HUGHES, HUGHES / OCCUPANTS in suit of PHILADELPHIA FEDERAL CREDIT UNION.

TERMS OF SALE: MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check or cashier's check at time of sale. **REMAINING BALANCE OF BID PRICE:** Any remaining amount of the bid price is to be paid within eight (8) days after the sale in cash, certified check or cashier's check. **IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.** If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect to either sue the bidder for the balance due without a resale of the property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defaulting bidder will be responsible for any attorney fees incurred by the sheriff in connection with any action against the bidder in which the bidder is found liable for damages. If proceeds are payable to the Plaintiff, the proceeds check will be payable to Plaintiff, unless the Columbia County Sheriff's Office receives advance written notice otherwise, signed by an authorized representation of the plaintiff.

Attorney for the Plaintiff:

KAPLIN, STEWART, MELOFF, REITER & STEIN P.C.
BLUE BELL, PA

TIMOTHY T. CHAMBERLAIN, Sheriff
COLUMBIA COUNTY, Pennsylvania

Lisa M. LaPenna
Direct Dial: (610) 941-2523
Direct Fax: (610) 684-2114
Email: llapenna@kaplaw.com
www.kaplaw.com

April 3, 2014

Prothonotary
Columbia County Courthouse
35 W. Main St.
Bloomsburg, PA 17815

RE: Philadelphia Federal Credit Union v. Hughes
No. 2013-CV-700

Dear Sir/Madam:

Enclosed is a Praecipe for Writ of Execution for real estate and its \$25.00 filing fee. Please docket the original and return the time-stamped copy back to me in the enclosed envelope.

Please forward the remaining package including the sale deposit in the amount of \$1,350 to the Sheriff for processing.

By copy of this letter to the Sheriff, please serve the defendants with the notice of sheriff's sale at the following addresses:

MARVIN M. HUGHES
825 Lightstreet Road
Bloomsburg, PA 17815

TERESA JEAN HUGHES
825 Lightstreet Road
Bloomsburg, PA 17815

Also, please post the Handbill to the mortgaged premises.

Thank you.

Very truly yours,

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

A handwritten signature in black ink, appearing to read 'Lisa M. LaPenna', with a long horizontal flourish extending to the right.

Lisa M. LaPenna
Paralegal

Enclosures

cc: Sheriff of Columbia County
William J. Levant, Esq.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

: No. 2013-CV-700

: 2014-ED-56

: WRIT of EXECUTION

: (MORTGAGE FORECLOSURE)

Commonwealth of Pennsylvania :

:

County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described below):

Premises : That certain parcel of real property known as :
825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815
situate in the Town of Bloomsburg
(Tax Parcel No. 05E-10-028.00,000)
(as described on attached property description)

Amount due: \$139,743.77

Interest from:

7/15/2013-3/31/14 5,949.23

\$145,693.00, Plus costs as endorsed.

Dated 4-7-14

Barbara N. Silvestri
Prothonotary, Common Pleas Court of Columbia County, Penna.

By: Kelly P. Brewer
Deputy

7/15/2013-3/31/14

WRIT OF EXECUTION

COURT of COMMON PLEAS of COLUMBIA COUNTY, PA

No. 2013-CV-700 2014-ED-56

PHILADELPHIA FEDERAL CREDIT UNION,
Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES,
Defendants

WRIT OF EXECUTION

(Premises : that certain parcel of real estate known as: 825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815 situate in the Town of Bloomsburg (Tax Parcel No. 05E-10-028.00,000), as more particularly described on the attached legal description.

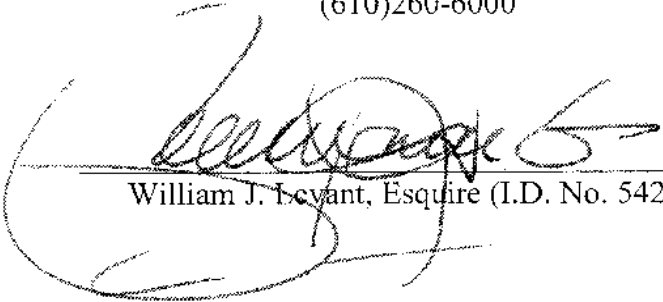
KAPLIN, STEWART, MELOFF, REITER and STEIN, P.C.

910 Harvest Dr.

Post Office Box 3037

Blue Bell, PA 19422-0765

(610)260-6000



William J. Bryant, Esquire (I.D. No. 54286)

ALL THAT CERTAIN piece, parcel and tract of land situate in the Bloomsburg Floral Company's Addition in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to -wit:

BEGINNING at an iron pipe in the southwest corner of Lot No. 4 in said addition;

THENCE South 39 degrees East 25 feet to the center line of the State Highways leading from Bloomsburg to Lightstreet;

THENCE by the center line of said State Highway, in a westerly direction 77.2 feet more or less, to a point in said center line;

THENCE North 39 degrees West 30 feet to an iron pipe;

THENCE North 39 degrees West 125 feet to an iron pin in line of land formerly of J.C. Stradling and Elmer Bogart, trading and doing business under the name of Bloomsburg Floral Company;

THENCE by the same North 64 degrees and 40 minutes East 77.2 feet to an iron pipe, the northwest corner of Lot No. 4;

THENCE by the western line of Lot No. 4, South 39 degrees East 115 feet to an iron pipe the place of BEGINNING, The lot herein conveyed is Lot No. 5 in said Addition. Upon which is erected a two-story frame dwelling house.

BEING the same premises which the First Nation Bank of Bloomsburg, Pennsylvania, by their deed dated February 15, 1941 and recorded in the office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Deed Book Vol. 118, at page 305, granted and conveyed unto Charles F. Walp Jr. and Frances Mck. Walp, his wife.

AND ALSO ALL that certain piece, parcel and lot of land situate in the town of Bloomsburg, County of Columbia and State of Pennsylvania bounded and described as follows, to - wit:

BEGINNING at an iron pin corner of Lanyon and Kahler lots,

THENCE Northwestwardly 92 feet to an iron pin corner of Kahler and Bloomsburg Floral Company Properties;

THENCE Southwestwardly 236 feet along the property of Bloomsburg Floral Company, to an iron pin,

THENCE Eastwardly 85 feet to an iron pin, corner of Walp lot and Lot No. 6 of the First National Bank Plot;

THENCE Northeastwardly 227 feet along line of Walp, Girton and Lanyon Lots to an iron pin, corner of Lanyon and Kahler lots, the place of BEGINNING.

BEING the same premises which J.C. Stradling, May H. Stradling, his wife and Nellie Bogart, by their deed dated March 31, 1943 and recorded in the office of the Recorder of Deeds aforesaid, in Deed Book Vol. 121 at page 343, granted and conveyed unto Charles F. Walp, Jr. and Frances McK. Walp, his wife.

EXCEPTING and reserving from the above described tracts of land the following described piece, parcel or tract of land which was sold by Charles F. Walp, Jr., and Frances McK. Walp, his wife, by their deed dated December 20, 1947 and recorded in the Office of the Recorder of Deeds aforesaid in Deed Book Vol. 135, at page 319, to William Steinbart and Eleanor G. Steinbart, his wife;

ALL THAT certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at an iron pin, northwest corner of Lot No. 3 of Bloomsburg Floral Company Addition as recorded in Map Book No. 1, page 596 in name of Marvin M. Hughes and Sonia Hughes, his wife, and running North 51 degrees East 75 feet to an iron pin;

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THENCE in a southwest direction 75 feet 6 inches, more or less along land of J.C. Stradling, trading as Bloomsburg Floral Company, to a point;

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RESTRICTION; It is covenanted and agreed by the said Charles F. Walp, Jr., and Frances McK. Walp, his wife, their heirs and assigns, that no buildings, porch or extension thereof shall be erected on the premises herein conveyed within 40 feet of a straight line drawn between two iron pipes, first herein above referred to.

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THIS CONVERSION is in order to create a tenancy by the entireties between husband and wife.

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KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

: No. 2013-CV-700

: 2014-ED-56

AFFIDAVIT OF LIENS PURSUANT TO RULE 3129.1

COMMONWEALTH OF PENNSYLVANIA

:

: §

COUNTY OF MONTGOMERY

:

William J. Levant, Esquire, attorney for the Plaintiff in the above action, being duly sworn according to law, deposes and says that he is authorized to make this Affidavit on behalf of Plaintiff; and that the following information concerning that certain parcel of real property known as: 825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815 situate in the Town of Bloomsburg (Tax Parcel No. 05E-10-028.00,000), a property description of which is attached as Exhibit "A" is true and correct to the best of his knowledge, information and belief as of the date the Praecipe for Writ of Execution was filed.

1. Name and address of owner(s) or reputed owner(s):

MARVIN M. HUGHES

825 Lightstreet Road

Bloomsburg, PA 17815

TERESA JEAN HUGHES

825 Lightstreet Road

Bloomsburg, PA 17815

2. Name and address of Defendant(s) in the judgment:

(Same as above)

3. Name and last known address of every judgment creditor whose judgment is a record lien on the real property to be sold:

PHILADELPHIA FEDERAL CREDIT UNION
12800 Townsend Road
Philadelphia, PA 19154

4. Name and address of the last recorded holder of every mortgage of record:

PHILADELPHIA FEDERAL CREDIT UNION
12800 Townsend Road
Philadelphia, PA 19154

FNB Bank, N.A.
37 W. Main St.
Bloomsburg, PA 17815

FNB Bank, N.A.
P.O. Box 98
East Petersburg, PA 17520-0098

FNB Bank, N.A.
37-41 West Main Street
Bloomsburg, PA 17815

5. Name and address of every other person who has any record lien on the property:

Columbia County Tax Claim Bureau
11 W. Main St.
Bloomsburg, PA 17815

Town of Bloomsburg Municipal Authority
Town Hall
301 E. Second Street
Bloomsburg PA 17815-1870

C. Brian Crane, Esq. and
Gary E. Norton, Esq.
Derr, Pursel, Luschas, & Norton, LLP
120 W. Main St.
Bloomsburg, PA 17815

6. Name and address of every other person who has any record interest in the property and whose interest may be affected by the sale:

Mary F. Ward
Tax Collector for Town of Bloomsburg
301 East Second Street Town Hall
Bloomsburg, PA 17815

7. Name and address of every other person of whom the Plaintiff has knowledge who has any interest in the property which may be affected by the sale:

Bev Chevesky
825 Lightstreet Road - Apt. B
Bloomsburg, PA 17815

Dave Brown
825 Lightstreet Road - Apt. C
Bloomsburg, PA 17815

Joe Zosh
825 Lightstreet Road - Apt. D
Bloomsburg, PA 17815

Patty Fox
825 Lightstreet Road - Apt. E
Bloomsburg, PA 17815

Neabecco Mohammad
825 Lightstreet Road - Apt. F
Bloomsburg, PA 17815

Mark Hughes
825 Lightstreet Road - Apt. G
Bloomsburg, PA 17815

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

By :


William J. Levant, Esquire

Sworn to and subscribed
before me this 3rd day
of April, 2014


Notary Public

ALL THAT CERTAIN piece, parcel and tract of land situate in the Bloomsburg Floral Company's Addition in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to --wit:

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KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: COURT OF COMMON PLEAS
: COLUMBIA COUNTY, PA

:
: No. 2013-CV-700

:
: 2014-ED-56
:

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: TERESA JEAN HUGHES
825 Lightstreet Road
Bloomsburg, PA 17815

Re: **\$150,000.00 Note and Mortgage dated May 19, 2010 in favor of
Philadelphia Federal Credit Union**

That certain parcel of land known as: 825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815 situate in the Town of Bloomsburg (Tax Parcel No. 05E-10-028.00,000), a legal description of which is attached hereto, is scheduled to be sold at Sheriff's Sale on **Wednesday, _____, 2014, at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment of \$139,743.77 obtained by the Plaintiff on July 15, 2013, plus interest through the sheriff's sale date, plus costs.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay to Plaintiff the entire balance due, plus costs and attorneys' fees due and owing. To find out how much you must pay, you may call: William J. Levant, Esquire, at (610) 260-6000.
2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE
OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE**

1. If the Sheriff's Sale is not stopped, the property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff at: **(570)389-5622**.
2. You may still be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff at: **(570)389-5622**.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have the right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money that was paid for your property. A schedule of distribution of the money bid for your property will be filed by the Sheriff no later than 30 days after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distributions may be wrong) are filed with the Sheriff within ten (10) days after the schedule of distribution is filed.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.
IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO
PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

SUSQUEHANNA VALLEY LEGAL SERVICES
168 EAST FIFTH STREET
BLOOMSBURG, PA 17815
(717) 784-8760

PENNSYLVANIA LAWYER REFERRAL SERVICE
PENNSYLVANIA BAR ASSOCIATION
PO BOX 186
HARRISBURG, PA 17108
(800) 692-7375

ALL THAT CERTAIN piece, parcel and tract of land situate in the Bloomsburg Floral Company's Addition in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to -wit:

BEGINNING at an iron pipe in the southwest corner of Lot No. 4 in said addition;

THENCE South 39 degrees East 25 feet to the center line of the State Highways leading from Bloomsburg to Lightstreet;

THENCE by the center line of said State Highway, in a westerly direction 77.2 feet more or less, to a point in said center line;

THENCE North 39 degrees West 30 feet to an iron pipe;

THENCE North 39 degrees West 125 feet to an iron pin in line of land formerly of J.C. Stradling and Elmer Bogart, trading and doing business under the name of Bloomsburg Floral Company;

THENCE by the same North 64 degrees and 40 minutes East 77.2 feet to an iron pipe, the northwest corner of Lot No. 4;

THENCE by the western line of Lot No. 4, South 39 degrees East 115 feet to an iron pipe the place of BEGINNING, The lot herein conveyed is Lot No. 5 in said Addition. Upon which is erected a two-story frame dwelling house.

BEING the same premises which the First Nation Bank of Bloomsburg, Pennsylvania, by their deed dated February 15, 1941 and recorded in the office of the Recorder of Deeds in and for Columbia County at Bloomsburg, Pennsylvania, in Deed Book Vol. 118, at page 305, granted and conveyed unto Charles F. Walp Jr. and Frances Mck. Walp, his wife.

AND ALSO ALL that certain piece, parcel and lot of land situate in the town of Bloomsburg, County of Columbia and State of Pennsylvania bounded and described as follows, to - wit:

BEGINNING at an iron pin corner of Lanyon and Kahler lots,

THENCE Northwestwardly 92 feet to an iron pin corner of Kahler and Bloomsburg Floral Company Properties;

THENCE Southwestwardly 236 feet along the property of Bloomsburg Floral Company, to an iron pin,

THENCE Eastwardly 85 feet to an iron pin, corner of Walp lot and Lot No. 6 of the First National Bank Plot;

THENCE Northeastwardly 227 feet along line of Walp, Girton and Lanyon Lots to an iron pin, corner of Lanyon and Kahler lots, the place of BEGINNING.

BEING the same premises which J.C. Stradling, May H. Stradling, his wife and Nellie Bogart, by their deed dated March 31, 1943 and recorded in the office of the Recorder of Deeds aforesaid, in Deed Book Vol. 121 at page 343, granted and conveyed unto Charles F. Walp, Jr. and Frances McK. Walp, his wife.

EXCEPTING and reserving from the above described tracts of land the following described piece, parcel or tract of land which was sold by Charles F. Walp, Jr., and Frances McK. Walp, his wife, by their deed dated December 20, 1947 and recorded in the Office of the Recorder of Deeds aforesaid in Deed Book Vol. 135, at page 319, to William Steinbart and Eleanor G. Steinbart, his wife;

ALL THAT certain piece, parcel and tract of land situate in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to wit;

BEGINNING at an iron pin, northwest corner of Lot No. 3 of Bloomsburg Floral Company Addition as recorded in Map Book No. 1, page 596 in name of Marvin M. Hughes and Sonia Hughes, his wife, and running North 51 degrees East 75 feet to an iron pin;

THENCE North 39 degrees West a distance of 92 feet to an iron pin;

THENCE in a southwest direction 75 feet 6 inches, more or less along land of J.C. Stradling, trading as Bloomsburg Floral Company, to a point;

THENCE South 39 degrees East a distance of 90 feet more or less, along other lands of Charles F. Walp, Jr., and Frances McK. Walp, his wife, to an iron pin, the place of BEGINNING.

RESTRICTION; It is covenanted and agreed by the said Charles F. Walp, Jr., and Frances McK. Walp, his wife, their heirs and assigns, that no buildings, porch or extension thereof shall be erected on the premises herein conveyed within 40 feet of a straight line drawn between two iron pipes, first herein above referred to.

BEING the same premises which Charles F. Walp, Jr., and Frances McK. Walp, his wife, by their Deed dated August 7, 1953 and recorded in the Office of the Recorder of Deeds in Vol. 165, Page 223, granted and conveyed unto Marvin M. Hughes, and Sonia Hughes, his wife. The said Sonia Hughes, being deceased, thereby title to the property is vested in the husband, Marvin M. Hughes. Marvin M. Hughes remarried to Teresa Jean Hughes, the Grantors herein.

THIS CONVERSION is in order to create a tenancy by the entireties between husband and wife.

BEING the same premises which Marvin M. Hughes and Teresa Jean Hughes, his wife, by Deed dated August 14, 1985 and recorded August 15, 1985 in Columbia County in Record Book Volume 352 Page 587 conveyed unto Marvin M. Hughes and Teresa Jean Hughes, his wife, in fee.

WRIT OF EXECUTION - (MORTGAGE FORECLOSURE)
P.R.C.P. 3180 to 3183 and Rule 3257

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

: No. 2013-CV-700 *2014-ED-56*

:

: **WRIT of EXECUTION**

: **(MORTGAGE FORECLOSURE)**

Commonwealth of Pennsylvania :

:

County of Columbia :

TO THE SHERIFF OF COLUMBIA COUNTY, PENNSYLVANIA

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described below):

Premises : That certain parcel of real property known as :
825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815
situate in the Town of Bloomsburg
(Tax Parcel No. 05E-10-028.00,000)
(as described on attached property description)

Amount due: \$139,743.77

Interest from:

7/15/2013-3/31/14 5,949.23

\$145,693.00, Plus costs as endorsed.

Dated 4-7-14

Barbara M. Silvetti
Prothonotary, Common Pleas Court of Columbia County, Penna.

By: Kelly P. Brewer
Deputy

WRIT OF EXECUTION

COURT of COMMON PLEAS of COLUMBIA COUNTY, PA

No. 2013-CV-700 2014-ED-56

PHILADELPHIA FEDERAL CREDIT UNION,
Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES,
Defendants

WRIT OF EXECUTION

(Premises : that certain parcel of real estate known as: 825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815 situate in the Town of Bloomsburg (Tax Parcel No. 05E-10-028.00,000), as more particularly described on the attached legal description.

KAPLIN, STEWART, MELOFF, REITER and STEIN, P.C.

910 Harvest Dr.
Post Office Box 3037
Blue Bell, PA 19422-0765
(610)260-6000



William J. Byant, Esquire (I.D. No. 54286)

ALL THAT CERTAIN piece, parcel and tract of land situate in the Bloomsburg Floral Company's Addition in the Town of Bloomsburg, County of Columbia and State of Pennsylvania, bounded and described as follows, to -wit:

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KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive;

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

vs.

: No. 2013-CV-700

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: 2014-ED-56

AFFIDAVIT OF WHEREABOUTS OF THE DEFENDANTS

I, WILLIAM J. LEVANT, ESQUIRE, under penalty of 18 Pa. C.S. Section 4904 do hereby certify that the names and current addresses of all parties to this case (or of their respective attorneys) are as set forth below :

DEFENDANTS:

MARVIN M. HUGHES

825 Lightstreet Road

Bloomsburg, PA 17815

TERESA JEAN HUGHES

825 Lightstreet Road

Bloomsburg, PA 17815

TENANTS:

Bev Chevesky

825 Lightstreet Road - Apt. B

Bloomsburg, PA 17815

Dave Brown

825 Lightstreet Road - Apt. C

Bloomsburg, PA 17815

Joe Zosh

825 Lightstreet Road - Apt. D

Bloomsburg, PA 17815

Patty Fox

825 Lightstreet Road - Apt. E

Bloomsburg, PA 17815

Neabeeo Mohammad
825 Lightstreet Road - Apt. F
Bloomsburg, PA 17815

Mark Hughes
825 Lightstreet Road - Apt. G
Bloomsburg, PA 17815

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY:



William J. Levant, Esquire

Date: 3/31/14

KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive;

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

vs.

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

: No. 2013-CV-700

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: 2014-ED-56

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825 Lightstreet Road - Apt. E

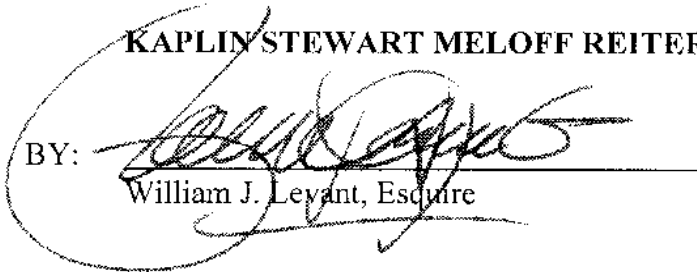
Bloomsburg, PA 17815

Neabeco Mohammad
825 Lightstreet Road - Apt. F
Bloomsburg, PA 17815

Mark Hughes
825 Lightstreet Road - Apt. G
Bloomsburg, PA 17815

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY:


William J. Levant, Esquire

Date: 3/31/14

KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive;

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

vs.

: No. 2013-CV-700

:

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

: 2014-ED-56

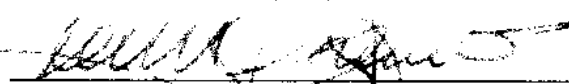
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AFFIDAVIT OF NON-MILITARY SERVICE

WILLIAM J. LEVANT, ESQUIRE, deposes and says that he represents the Plaintiff, that as such, he is authorized to give this Affidavit, and that to the best of his knowledge, information and belief, and as shown on the attached Department of Defense reports, the Defendants are each over 18 years of age, and are not members of the Military Service of the United States or its Allies or otherwise within the provisions of the Servicepersons' Civil Relief Act, and that this Affidavit is taken subject to the penalties of 18 Pa.C.S.A. Section 4904 relating to unsworn falsifications to authorities.

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY:


William J. Levant, Esquire



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: HUGHESFirst Name: MARVIN

Middle Name:

Active Duty Status As Of: Mar-27-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
Order Notification Start Date	Order Notification End Date	Status	Service Component
NA	NA	No	NA
This response reflects whether the individual or his/her unit has received early notification to report for active duty			

Upon searching the data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the status of the individual on the active duty status date as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard). This status includes information on a Servicemember or his/her unit receiving notification of future orders to report for Active Duty.

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350



Status Report Pursuant to Servicemembers Civil Relief Act

Last Name: HUGHES

First Name: TERESA

Middle Name:

Active Duty Status As Of: Mar-27-2014

On Active Duty On Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects the individuals' active duty status based on the Active Duty Status Date			

Left Active Duty Within 367 Days of Active Duty Status Date			
Active Duty Start Date	Active Duty End Date	Status	Service Component
NA	NA	No	NA
This response reflects where the individual left active duty status within 367 days preceding the Active Duty Status Date			

The Member or His/Her Unit Was Notified of a Future Call-Up to Active Duty on Active Duty Status Date			
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Mary M. Snavelly-Dixon

Mary M. Snavelly-Dixon, Director
Department of Defense - Manpower Data Center
4800 Mark Center Drive, Suite 04E25
Arlington, VA 22350

KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

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Post Office Box 3037

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(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

vs.

: No. 2013-CV-700

:

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

:

2014-ED-56

WATCHMAN RELEASE

Any Deputy Sheriff levying upon or attaching any property under within Writ may leave same without a watchman, in custody of whoever is found in possession, (after notifying such person of such levy or attachment), without liability on the part of such Deputy or the Sheriff to any Plaintiff herein for any loss, destruction or removal of any such property before Sheriff's Sale thereof.

KAPLIN STEWART MELOFF REITER & STEIN, P.C.

BY: 

William J. Levant, Esquire

PLAINTIFF: PHILADELPHIA FEDERAL CREDIT UNION

vs

DEFENDANTS: MARVIN M. HUGHES and TERESA JEAN HUGHES, Owners

WRIT NO. 2013-CV-700 2014-ED-56

DEBT: \$139,743.77

SHORT DESCRIPTION:

That certain parcel of land known as 825 Lightstreet Road, Bloomsburg, Columbia County, PA 17815 situate in the Town of Bloomsburg (Tax Parcel No. 05E-10-028.00,000). See Deed conveying property from Marvin M. Hughes and Teresa Jean Hughes to Marvin M. Hughes and Teresa Jean Hughes recorded on August 15, 1985 in Book 352, Page 587 in the Recorder of Deeds of Columbia County.

Improvements: 2-story frame dwelling house

The Property is scheduled to be sold at Sheriff's Sale on **Wednesday, _____, 2014, at 9:00 a.m. o'clock, at the Sheriff's Office of Columbia County, Courthouse, 35 West Main Street, Bloomsburg, PA 17815**, to enforce the judgment of \$139,743.77 obtained by the Plaintiff on July 15, 2013, plus interest through the sheriff's sale date, plus costs.

KAPLIN STEWART MELOFF REITER and STEIN, P.C.

BY: William J. Levant, Esquire

Attorney ID No. 54286

910 Harvest Drive

Post Office Box 3037

Blue Bell, PA 19422

(610) 260-6000

Telecopier : (610) 684-2020

Attorneys for Plaintiff

PHILADELPHIA FEDERAL CREDIT UNION

Plaintiff

: COURT OF COMMON PLEAS

: COLUMBIA COUNTY, PA

:

vs.

: No. 2013-CV-700

:

MARVIN M. HUGHES and TERESA JEAN HUGHES

Defendants

:

:

2014-ED-576

CERTIFICATION

I, William J. Levant, hereby states that he is the attorney for the Plaintiff in the above-captioned matter, and that the premises are not subject to the provisions of Act 91 because it is:

_____ an FHA mortgage

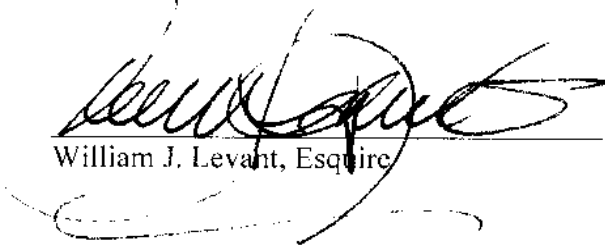
_____ non-owner occupied and non-residential

_____ vacant

_____ Act 91 procedures have been fulfilled

XX loan has become due and payable upon demand and the Property consists of more than 7 residential units

This certification is made subject to the penalties of 18 Pa. C.S. Section 4904 relating to unsworn falsifications to authorities.


William J. Levant, Esquire